

General Development Standards for Single-Family Residential Zoning Districts

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

This list is intended only to provide information regarding zoning requirements for 1-3 unit residential lot layout.

- ☐ Driveway width of 10 ft. min; 20 ft. max measured at street right-of-way line. A hard surface is required (e.g. concrete, asphalt).
- ☐ No more than 50% of the lot may be covered by buildings/structures
- ☐ Minimum lot width:
 - o 50 ft for R-1, R-2, R-2F, R-3 and R-4 districts (consult zoning code for other zoning districts)
- ☐ Minimum side yards permitted are:
 - o 7.5 ft for R, LRR, RRR and RR districts
 - o 5 ft for SR, R-1, R-2, R-2F, R-3 and R-4 districts
 - o 3 ft on a lot 40 ft wide or less
- ☐ The combined side yard requirement is 20% of lot width, except that:
 - o Maximum required side yard is 32 feet in R, LRR, RRR and RR districts
 - o Maximum required side yard is 16 feet in SR, R-1, R-2, R-2F, R-3 and R-4 districts
- ☐ Rear yard must be at least 25% of total lot area
- ☐ A detached garage may occupy up to 45% of the total rear yard
- ☐ Maximum size of a garage is 720 square feet or 1/3 of the min. net floor area for living quarters (see C.C. 3303.13 and 3332.17)
- ☐ Maximum absolute height for a detached garage is 15 ft (see C.C. 3303.08 and 3332.38 for other requirements)
- ☐ Garages and surface parking spaces have maneuvering space requirements that are discussed in Chapter 3312 of the zoning code
- ☐ A shed is permitted without zoning review if it does not exceed 168 square feet
- ☐ Vision clearance restrictions may apply to fences or landscaping located in required yard(s)
- ☐ Floodplain standards apply to lots located within the 100-year floodplain
 - o Lowest floor elevation must be 1.5 ft above base flood elevation (including crawl spaces and/or basements)
 - o All pedestrian access must be at or above base flood elevations
 - o Base flood elevations must be shown at front, rear and side of the property
 - o For lots that were previously in the floodplain but were removed by a LOMR, compliance with FEMA Technical Bulletin 10-01 must be demonstrated
 - o Contact the City of Columbus Floodplain Manager with any questions (645-5642)
- ☐ Parking spaces shall not be located in required (minimum) side yard

Applicants are encouraged to schedule a preliminary zoning clearance review with residential zoning clearance staff prior to submitting building permit applications to evaluate compliance with applicable zoning code. A fee is charged for these meetings. Please call 645-8637 to schedule a meeting.